

FOR LEASE // 304 FEDERAL RD, UNIT 206, BROOKFIELD, CT

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PROPERTY DESCRIPTION

First floor furnished office condominium at Brookfield Office Park. Unit has two windowed offices and large reception area. Building is on Route 7 with easy access to I-84. Ideal for any professional or medical office use.

PROPERTY HIGHLIGHTS

- Two Windowed Offices
- Large Reception Area
- Common Baths
- Well/City Water
- Heat Pump
- Central A/C (Newly installed in 2023)

OFFERING SUMMARY

Lease Rate:	\$750/month (Gross) + Utilities
Available SF:	+/- 552 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	349	1,342	3,261
Total Population	786	3,112	7,263
Average HH Income	\$121,532	\$125,250	\$120,352



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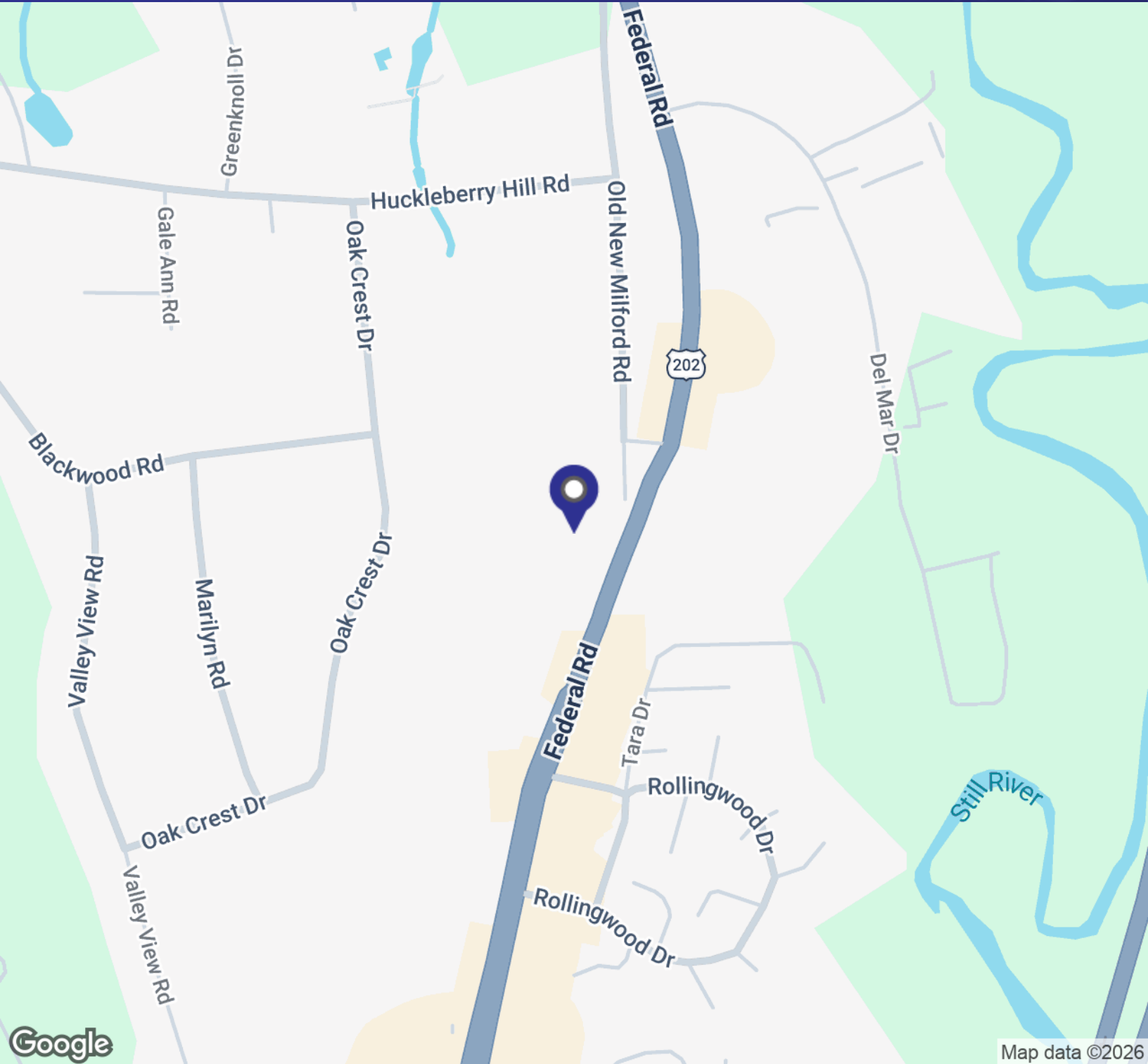
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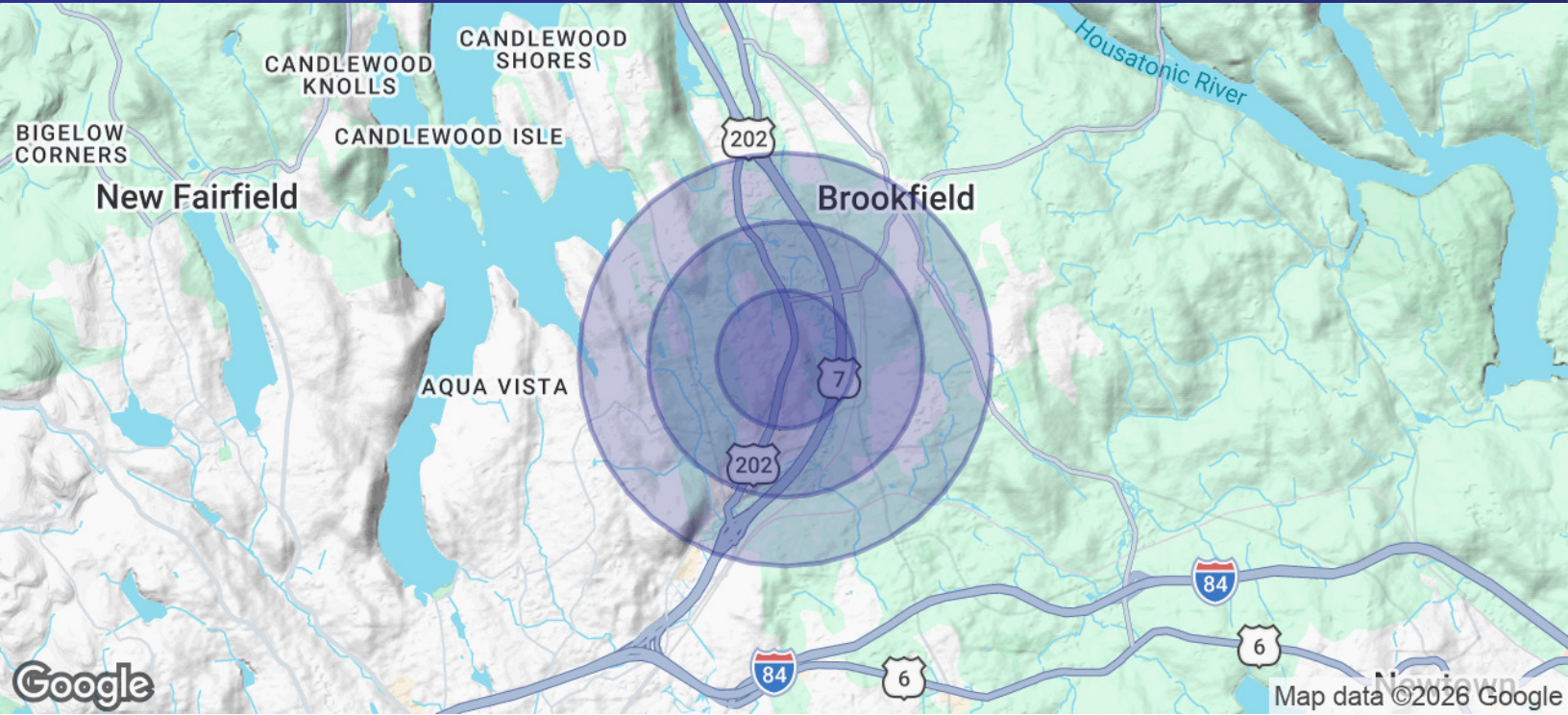


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	786	3,112	7,263
Average Age	43.0	43.9	46.1
Average Age (Male)	38.5	39.7	44.0
Average Age (Female)	44.6	45.2	46.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	349	1,342	3,261
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$121,532	\$125,250	\$120,352
Average House Value	\$314,579	\$337,539	\$319,305

2020 American Community Survey (ACS)



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